

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 10, 2011

Minutes

(Subject to Board of Director's approval)

Board asked James N. to run the meeting. Meeting called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall, board member;
John Morneault, board member;
Craig Nicholson, board member;
Bill Rauch (owner of unit 351);
Bill Bold (Scribe);
James Nguyen (Bartlein and Company, Inc.)

Mr. Rauch (unit 351) reported the **utility doors** on building 7632 need repair. Sea View Constr. will repair the doors, as required.

Exercise Room: Lisa W. reported the status of the upgrade project to the Board via teleconference: Door installation and paint scheduled for Dec. 5 – 8; floor mat installation, Dec. 15. . Project appears on schedule and under budget.

Meeting Minutes: The **October Board Meeting minutes** (10/13/11) were reviewed and **approved** as presented.

Treasurer's Report:

	October '11	YTD
Total Income	\$64,392.50	\$674,672.72
Operating Expenses	32,649.19	273,985.54
Reserve Expenditures	0	205,109.12
Total Expenditures	32,649.19	479,094.66
Transfer to Reserve	(31,743.31)	(245,568.06)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,383,725.53	
Total Assets	\$1,443,585.93	

James N. reported Operating Expenses are approximately 18% below budget. The October Treasurer's Report was unanimously **accepted** as presented.

Old Business

Items addressed:

- **Repairs:** James N. noted a dry rot siding in repair at 7606 unit 104; laundry room **water leak** from unit 307, through 207, also showing in unit 104 laundry closet ceiling. New owner of 307 has apparently fixed the leak.

- **Foundation/waterproofing improvements:** Board unanimously **approved** waterproofing improvements on all Grove buildings (except 7606 and 7610, which have recently been re-waterproofed) by Carter Constr. for \$135,000.00. The project will require approx 20 weeks to complete from start to finish.
- **Common area repair policy:** Tabled.
- **Pool fence:** Board discussed current status of (repaired) fence, and options on proposed fence replacement. Tabled.

No other Old Business

New Business

Items addressed:

- **South Coast Assn. Meeting:** Christine H. reported on the recent SCA meeting that she recently attended.
- **Water regulators:** Board discussed “noisy” regulators and **approved** amending the current Association policy, allowing the HOA to replace “noisy” regulators at unit owner’s expense.
- **Pagoda lights:** James N. reported approx **261 pagoda lights** currently installed on the Grove property; the Board discussed replacement options and new models.
- **Pavement:** James N. reported pavement at assigned parking space 104 has been **raised by tree roots**, suggests root barrier installation.
- **Pool:** James N. reported a **slab leak** at the pool deck, repair cost approx. \$1,000.00 (American Leak Detection); Board discussed issue and requested notification and bid request from Beachside Constr. (performed last repair); if bid is greater than above bid, proceed with American Leak Detection.
- **Annual Budgetary Audit/Review:** Board discussed and **approved annual Financial Audit** and tax returns (\$1,625.00, Purdy & Co., CPA).
- **Meeting Room improvements:** Board discussed shelf installation in Meeting Room “office”; no action taken.
- **2012 Annual Meeting:** Annual HOA Meeting scheduled for Jan. 12, 2012, 6:00pm, at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Three Board seats are open (Todd Matson, Craig Nicholson, and John Morneault).
- **Gardener Bonus:** A notice will be included in the monthly newsletter with instructions for making a contribution to a Christmas gift for the gardener.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:29PM

The next Board meeting is scheduled for **Thursday, December 8, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe